

GROVE LANE, CAMBERWELL, SE5
FREEHOLD
OFFERS IN EXCESS OF £1,250,000



SPEC

Bedrooms : 6
Receptions : 3
Bathrooms : 3

FEATURES

Period House
Self Contained flat
Period Features



Enchanting Georgian, Six Bedroom Townhouse on Ever Popular Grove Lane - CHAIN FREE

This Georgian beauty sits towards the top end of Grove Lane close to the East Dulwich border. This town house, with five bedrooms, three receptions and two bathrooms, sits over four floors with the added bonus of a self-contained one bedroom flat on the lower ground floor. A stunning family home which exudes warmth and personality with wide scope to modernize and make your stamp. It sits in a super location within a short walk of Denmark Hill station, Kings College hospital and both Camberwell and East Dulwich.

Set back from Grove Lane behind a lovely flagstone front garden, you ascend two small flights of elegant stone steps to arrive at the impressive period front door. Entering the upper ground floor, you are welcomed by a wonderfully wide hall with a small cupboard immediately to your left - a home for those coats and boots! The first door to the right draws you into the first of three receptions, a formal dining room, where you will be charmed by two arched, shuttered windows facing the front. As with many of the rooms in this home, a marble fireplace takes centre stage with an original slate hearth. Bi-folding doors lead you into the second reception, which the owners currently use as an office and/or tv room. Again, this room has a charming original fireplace and a large bright sash window looking over the garden. The dusky pink theme décor runs across both rooms.

Returning to the hall from the second reception, take a short flight down to reach the spacious kitchen which is large enough to accommodate a farmhouse table. Ideal to keep an eye on the children whilst concocting your latest masterpiece in the kitchen. There is open shelving and space for an upright fridge freezer and cubby hole for the ironing board. Beyond the dining area, a door leads directly to your private garden. The garden itself is mainly paved, with mature borders and an array of planters. An ideal spot for mid-summer garden parties.

Back into the house (through the kitchen) stairs lead up to the first half landing. Straight ahead is the first of six bedrooms facing the back of the house overlooking the garden, also boasting a wall of wardrobes and an en-suite bathroom. This has to be a teenager's dream. Heading up to the first floor is the second bedroom, a good sized bright double room with sash window. This room also sports two fitted wardrobes and another lovely fireplace. There is also a convenient shelving unit for all those books.

Before leaving the first floor, turn right on the landing and be prepared to be wowed by the stunning third reception, the drawing room. Straight ahead of you are three floor-to-ceiling sash windows, all with original shutters. A beautiful cast iron fire place and marble surround finishes the scene. Facing south, south east, over Grove Lane, this promises to be a bright and welcoming room for visitors.

Pulling yourself away, head upwards to the last of the half landings to where you will find a family bathroom and some handy extra storage. What's this? An unexpected surprise - a door to the roof terrace! Relax here with a glass of pinot and some fabulous views. The final three bedrooms in the main house are found on the second floor, all still boasting high ceilings, sash windows, fireplaces and fitted wardrobes.

Having thought you had seen it all, remember there is still the lower ground floor (self-contained) one bedroom flat. Accessed from under the stone steps leading to the front door, or from the main house. This space would be ideal to make a little extra income or as a first-time home for one of your children when they demand their independence. Your private entrance leads you direct into the galley kitchen, with plumbing for washer dryer and dishwasher. As you step through the kitchen, a door leading to the rest of the house is ahead of you. There is a shower room and double bedroom to your right, with plenty of room for a bed and wardrobe. Back towards the kitchen, on the left, is a decent sized reception with two sash windows facing the front of the property to let in the light.

Located towards the top end of Grove Lane, this home puts you in a great position for both the bars and eateries of Camberwell Church Street and good shopping in East Dulwich. We love The Camberwell Arms for some tasty nosh and the ever popular Hermit's Cave for a pint of black. You are two minutes from a very large Sainsbury's (next door to Dulwich Hamlet FC) and five minutes from some great food shops in Lordship Lane. Denmark Hill station is less than five minutes away on foot, with East Dulwich 5 minutes in the opposite direction. The 176, 185, 40 and 484 will whisk you to the West End or The City from just around the corner, with further buses just a stroll away at the foot of Camberwell Grove. For greenery or a tennis lesson, Ruskin Park is just a couple of minutes beyond Denmark Hill.

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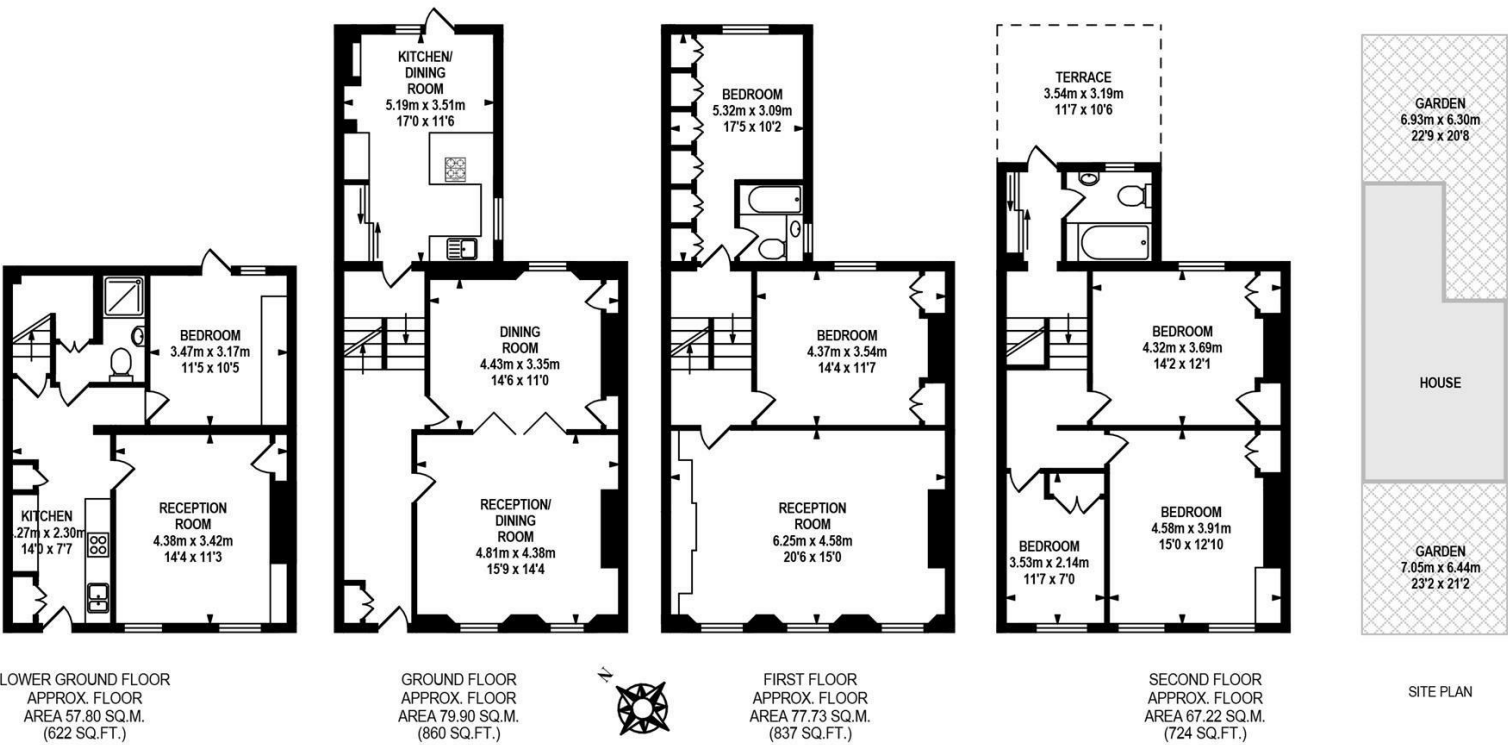
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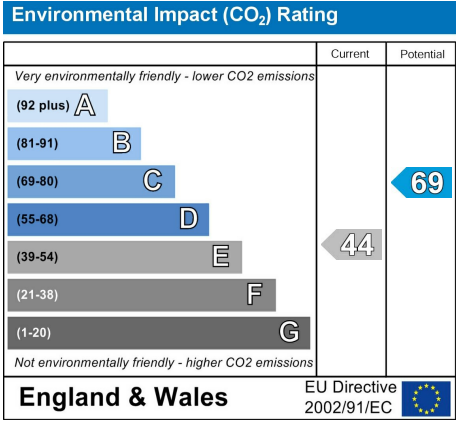
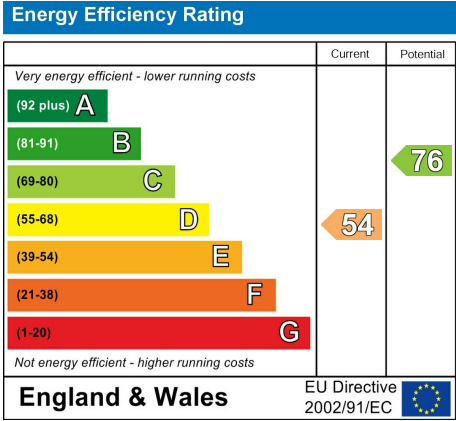


TOTAL APPROX.FLOOR AREA 282.65 SQ.M. (3043 SQ.FT.)

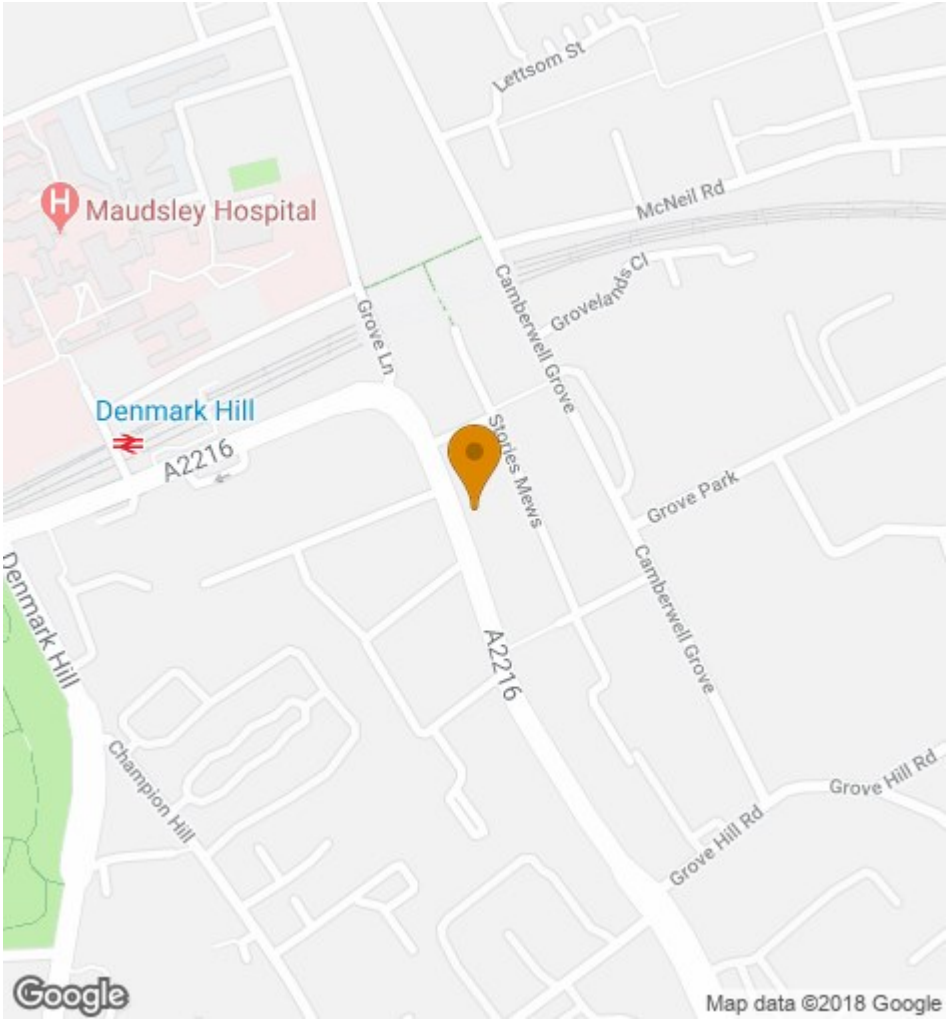
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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